

1 BILL NO. R-85-11- 13

2 DECLARATORY RESOLUTION NO. R- 129-85

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 October 29, 1985, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

11 Lot 84 - Congressional Parkway,  
12 Washington Township, Allen County,  
Fort Wayne, Indiana;

13 said property more commonly known as Lot 84, Congressional Park-  
14 Way, Fort Wayne, Indiana;

15 WHEREAS, it appears that said petition should be pro-  
16 cessed to final determination in accordance with the provisions  
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section  
21 4, below, the property hereinabove described is hereby designated  
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
23 12.1. Said designation shall begin upon the effective date of  
24 the Confirming Resolution referred to in Section 3 of this Resolu-  
25 tion and shall continue for one (1) year thereafter. Said desig-  
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen  
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee  
31 on Finance and shall also be referred to the De-  
32 partment of Economic Development requesting a re-

1                   Page Two

2                   commendation from said department concerning the  
3                   advisability of designating the above designated  
4                   area an "Economic Revitalization Area";

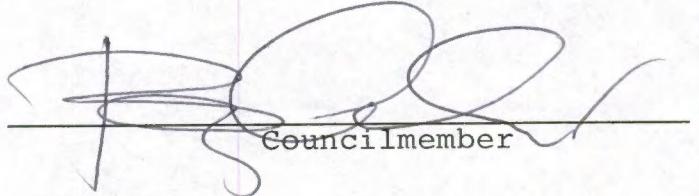
5                   (c) Common Council shall publish notice in accordance  
6                   with I.C. 5-3-1 of the adoption and substance of  
7                   this Resolution and setting this designation as an  
8                   "Economic Revitalization Area" for public hearing;

9                   (d) If this Resolution involves an area that has al-  
10                  ready been designated an allocation area under  
11                  I.C. 36-7-14-39, then the Resolution shall be re-  
12                  ferred to the Fort Wayne Redevelopment Commission  
13                  and said designation as an "Economic Revitalization  
14                  Area" shall not be finally approved unless said  
15                  Commission adopts a resolution approving the peti-  
16                  tion.

17                  SECTION 3. That this Resolution shall be subject to  
18                  being confirmed, modified and confirmed or rescinded after public  
19                  hearing and receipt by Common Council of the above described re-  
20                  commendations and resolution, if applicable.

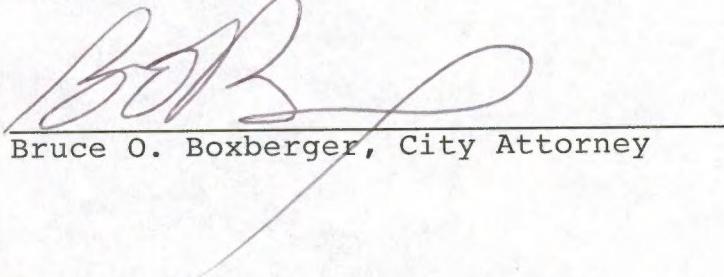
21                  SECTION 4. That this Resolution shall be in full force  
22                  and effect from and after its passage and any and all necessary  
23                  approval by the Mayor.

24  
25  
26  
27  
28  
29  
30  
31  
32



Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.,E.S

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gietzsch, seconded by Steier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 11-12-85

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. R-129-85 on the 12th day of November, 1985.

ATTEST:

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of November, 1985, at the hour of 2:00 o'clock P. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of November, 1985, at the hour of 3:30 o'clock P. M., E.S.T.

Win Moses Jr.  
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Steven D. and Cathy J. Juntgen (Emerald Green, Inc.)
2. Owner(s) Steven D. and Cathy J. Juntgen
3. Address of Owner(s) 2207 Skyhawk Drive  
Fort Wayne, Indiana 46815
4. Telephone Number of Owner(s): (219) 749-2705
5. Relationship of Applicant to Owner(s) if any \_\_\_\_\_
6. Address of Applicant \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Telephone number of Applicant: ( ) \_\_\_\_\_
8. Address of Property Seeking Designation \_\_\_\_\_  
Lot 84- Congressional Parkway
9. Legal Description of Property Proposed for Designation  
(may be attached) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. Township Washington
11. Taxing District Fort Wayne

12. Current Zoning M-1

13. Variance Granted (if any) \_\_\_\_\_

14. Current Use of Property

a. How is property presently used? Vacant Land

\_\_\_\_\_

\_\_\_\_\_

b. What Structure(s) (if any) are on the property? None

\_\_\_\_\_

b. What is the condition of this structure/these structures? \_\_\_\_\_

15. Current Assessed Value of Real Estate \_\_\_\_\_

a. Land \$17,424.00

b. Improvements \_\_\_\_\_

16. Amount of Total Property Taxes Owed During the Immediate Past Year

None - Not on records as of 3-1-85

17. Description of Proposed Improvements to the Real Estate

50 X 100 Steel Structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?

Around the middle of November 1985.

b. When is completion expected? February of 1986.

19. Cost of Project (not including land costs) \$105,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 4

b. What is the nature of those jobs? Lawn Related

c. Anticipated time frame for reaching employment level stated above?

Present

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.)

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne?

In order for Emerald Green to grow and offer further employment opportunities it is necessary for us to expand our warehouse and office facilities so that we can store the proper products and keep our equipment up to date.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

None

25. Zoning Restrictions

- \* Will this project require a rezoning, variance, or approval before construction is initiated?

Yes \_\_\_\_\_

No XX

26. Financing on Project

What is the status of financing connected with this project? Financing will be through a bank.

I hereby certify that the information and representation  
on this Application are true and complete.

Steven D. Jenifer  
Signature of Owners

10/29/85  
Date

Cathy J. Jenifer

10/29/85

Information Below to be filled in by Department of Economic Development:

Date Application Received: \_\_\_\_\_

Date Application Forwarded to Law Dept: \_\_\_\_\_

Date of Legal Notice Publication: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Approved or Denied?      Date: \_\_\_\_\_

Allocation Area: \_\_\_\_\_

7155

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-85-1113

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1. (Emerald Green, Inc.,

Lot 84, Congressional Parkway - Steven D. and Cathy J. Juntgen)

---

---

---

---

---

---

---

EFFECT OF PASSAGE A steel building will be constructed on land that is presently vacant, expanding the warehouse and office facilities, increasing product storage and allowing for the updating of equipment.

EFFECT OF NON-PASSAGE Opposite of the above.

---

---

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) approximately \$105,000.00

---

---

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

BILL NO. R-85-11-13

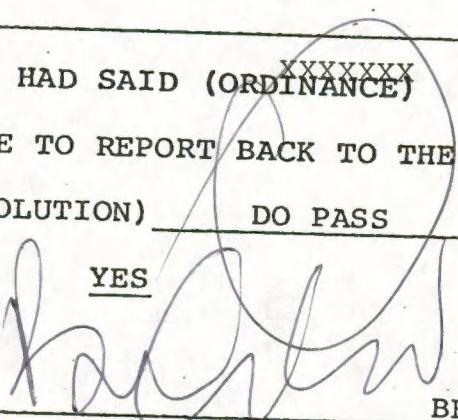
REPORT OF THE COMMITTEE ON FINANCE

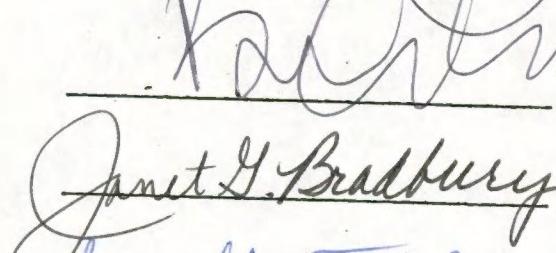
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (ORDINANCE) (RESOLUTION) declaratory resolution  
designating an "Economic Revitalization Area" under I.C.  
6-1.1-12.1

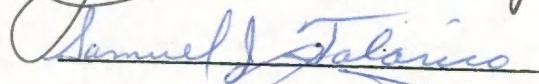
'HAVE HAD SAID (ORDINANCE) XXXXXX (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)  
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

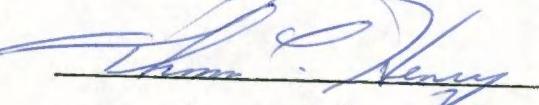
YES

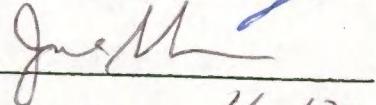
NO

  
BEN A. EISBART  
CHAIRMAN

  
JANET G. BRADBURY  
VICE CHAIRWOMAN

  
SAMUEL J. TALARICO

  
THOMAS C. HENRY

  
JAMES S. STIER

CONCURRED IN

11-12-15

SANDRA E. KENNEDY  
CITY CLERK